APPENDIX I

#618

ABSTRACT/UPDATE OF TITLE

PARCEL I:
Abstract of Title as to those premises described in Warranty Deed dated September 23, 1966 from Military Street, Houlton, Inc. to The Sampson Supermarkets, Inc. and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 987, Page 137.

PARCEL II:
Abstract of Title as to those premises described in Warranty Deed dated September 5, 1967 from Bernard S. Maher to The Sampson Supermarkets, Inc. and recorded in said Registry in Vol. 1011, Page 167.

PARCEL III:
Continuation of continuation dated May 25, 1988 at 8:00 A.M., prepared by Philip K. Jordan, Attorney, as to those premises described in Warranty Deed dated August 4, 1977 from John H. Weaver and Frances Virginia Weaver to Lawrence E. Clark and Margaret Clark and recorded in said Registry in Vol. 1307, Page 299.

PARCEL IV:
Abstract of Title as to those premises described in Warranty Deed dated December 13, 1974 from Edward R. Rau and Roger J. Grady to Sampsons Supermarkets, Inc. and recorded in said Registry in Vol. 1163, Page 763.

PARCEL V:
Abstract of Title as to those premises described in Warranty Deed dated September 25, 1975 from Barbara T. King to Wilfred A. LeFay and Bonita LeFay and recorded in said Registry in Vol. 1211, Page 101.

PARCEL VI:
Abstract of Title as to those premises described in Warranty Deed dated May 14, 1976 from Lawrence J. Beaulieu and Albertine Beaulieu to Gerald E. Tapley and Joan M. Tapley and recorded in said Registry in Vol. 1232, Page 322.

PARCEL VII:
Update of Title from June 28, 1978 at 10:40 A.M. as to those premises described in Release Deed dated June 14, 1978 from Bonita LeFay to Wilfred A. LeFay and recorded in said Registry in Vol. 1366, Page 13. (SEE PARCEL V FOR BACK TITLE)

PARCEL VIII:
Continuation of continuation dated January 27, 1983 at 11:31 A.M., prepared by Philip K. Jordan, Attorney, as to those premises described in Trustee’s Deed dated January 27, 1983 from James M. Pierce, sole surviving Trustee under the will of Clarence H. Pierce to The Sampson Supermarkets, Inc. and recorded in said Registry in Vol. 1634, Page 301.
PARCEL IX:
Update of Title from June 23, 1988 at 11:04 A.M. as to those premises described in Trustee’s Quitclaim Deed dated June 21, 1988 from Francis M. Pierce, Successor Trustee of the Clarence H. Pierce Trust to The Sampson Supermarkets, Inc. and recorded in said Registry in Vol. 2096, Page 201. (SEE PARCEL VIII FOR BACK TITLE)

(Parcel of real estate being part of triangular piece located southerly of Bangor Street, northerly of Military Street and westerly of Kendall Street, Houlton)

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Know All Men by These Presents,

That MILITARY STREET, HOUTON, INC.,
a corporation organized and existing under the laws of the State
of MAINE and located at AUBURN

in the County of ANDROSCOGGIN and State of MAINE

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS,

paid by THE SAMPSON SUPERMARKETS, INC., a corporation organized and existing under the laws of Maine, with its offices at South Portland, county of Cumberland, State of Maine,

the receipt whereof it does hereby acknowledge, does hereby grant, sell and convey unto the said THE SAMPSON SUPERMARKETS, INC.,

its successors

SAVES and assigns forever, except as to hereafter described. The following described real estate located in Houlton, in the county of Aroostook and State of Maine, to wit: Beginning at the intersection of the easterly right of way line of Kendall Street and the south line of Bangor Street; thence westerly along the south line of Bangor Street one hundred seventy-two and ninety-two one hundredths (172.92) feet to the point of beginning of this parcel; thence continuing southerly on a line parallel to said Kendall Street two hundred forty and forty-three one hundredths (240.43) feet to a point; thence westerly at an included angle of ninety degrees (90°) a distance of thirty-three (33) feet to a point; thence southerly at an angle of two hundred seventy-one (271°) degrees, one hundred thirty-two (132) feet to the north line of Military Street; thence westerly at right angles along said Military Street two hundred forty-five and three tenths (245.3) feet to a point; thence northerly at an included angle of one hundred fifteen (115°) degrees a distance of eighty-six and four tenths (86.4) feet; thence easterly at right angles one hundred sixty four (164) feet; thence northerly at right angles one hundred (100) feet to the south line of said Bangor Street; thence easterly along said Bangor Street two hundred thirty-three and twenty-five one hundredths (333.25) feet; more or less, to the point of beginning.

Reference is made to a re-survey of the Triangle by R. R. Randall, Engineer, to be recorded in the Aroostook County Registry of Deeds.

Excluding and reserving from the above described premises a right of way for travel by the ordinary means of travel in common with others over a strip of land fifteen (15) feet in width and one hundred (100) feet in length from Bangor Street immediately east of the herein conveyed property.

A portion of the above-described premises is subject to a lease to Plaza Pharmacy, Inc., dated May 16, 1965, which lease is to be recorded in the Aroostook County Registry of Deeds.

The above-described premises are subject to a mortgage to Aroostook County Federal Savings and Loan Association, which mortgage note is dated August 23, 1965, and the grantor herein agrees to assume the mortgage payment and to save the grantor harmless from the terms of said mortgage note and mortgage deed.

It is agreed and understood between the parties hereto, that the 1966 real estate taxes levied upon the above-described premises, will be pro-rated between the grantor and the grantee, as of the date of this conveyance.

The grantor herein acquired title in and to the above-described premises by deed from Richard W. Sampson, dated October 21, 1964, and recorded in Aroostook Registry of Deeds in Book 927, Page 172.
The grantor and grantee shall forthwith, and at their own expense, execute and deliver to the grantor and grantee, and their successors and assigns, all instruments which may be necessary for the conveyance of the premises hereby granted and assigned.

And the said grantor corporation does hereby warrant to the grantee, its successors, assigns, and their use and behoof forever, that the premises are free from all encumbrances, except as herein mentioned, and that it has good right to sell and convey the same to the grantee, its successors, and assigns, and that it will warrant and defend the same to the grantee, its successors, assigns, and their use and behoof forever, against the lawful claims and demands of all persons.

In witness whereof, the said MILITARY STREET, Houlton, Inc., has caused this instrument to be sealed with its corporate seal and signed by RICHARD W. SAMPSON, its President, thereunto duly authorized, this twenty-third day of September in the year one thousand nine hundred and sixty-six.

Witnessed and delivered in presence of:

Donald C. Eames

MILITARY STREET, Houlton, Inc.

Its President

State of Maine, ANDROSCOGGIN, ss.

Personally appeared the above named RICHARD W. SAMPSON, President of said grantor corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me, Donald C. Eames

Justice of the Peace

Notary Public

August 23, ss. Received October 7, 1966 at 10h 30m A.M.
Know all Men by these Presents

THAT The Sampson Supermarkets, Inc., a corporation organized under the laws of Maine and having an office in Auburn, in the County of Androscoggin and State of Maine, in consideration of One Dollar and other good and valuable considerations, and by a deed of conveyance of the real estate to the said Sampson Supermarkets, Inc., the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the

said Houlton Trust Company, its successors and assigns forever,

the following described real estate located in Houlton, in the County of Aroostook and State of Maine, namely: Beginning at the intersection of the westerly right of way line of Kendall Street, so-called, and the south line of Bangor Street, so-called; thence westerly along the south line of said Bangor Street one hundred seventy-two and ninety-two hundredths (172.92) feet, which is the point of beginning of this parcel; thence continuing southerly on a line parallel with said Kendall Street two hundred four and forty-three hundredths (204.43) feet to a point; thence westerly at an included angle of ninety-two degrees (92°) a distance of thirty-three (33) feet to a point; thence southerly at an angle of two hundred seventy-one degrees one hundred thirty-two minutes (271° 32'1") to the north line of Military Street, so-called; thence westerly at right angles along said Military Street two hundred forty-five and three-tenths (245.3) feet to a point; thence northerly at an included angle of one hundred fifteen degrees (115°) a distance of eighty-six and four-tenths (86.4) feet; thence easterly at right angles one hundred sixty-four (164) feet; thence northerly at right angles one hundred (100) feet to the south line of said Bangor Street; thence easterly along said Bangor Street two hundred thirty-three and twenty-five hundredths (233.25) feet, more or less, to the point of beginning.

Being the premises and subject to the same exceptions and reservations as described in deed of Military Street, Houlton, Inc. to The Sampson Supermarkets, Inc. as recorded in the Aroostook Registry of Deeds at said Houlton in Vol. 987, Page 137, to which deed, and the record thereof, and to deeds and records therein referred to, reference is hereby had for a more precise description of the premises hereby conveyed.

Reference is also hereby to have recourse and plan of the "Triangle", so-called, by

R. R. Randall, C.E., recorded in said Registry in Book of Plats 20, Page 73.

The above premises are subject to a mortgage to Auburn Administrative Corp., recorded in Vol. 987, Page 139, of said Registry, and said mortgage has entered a valid agreement to subordinate payment thereof to this mortgage.

To have and to hold the aforesaid and heretofore premises, with all the privileges and appurtenances thereof, to the said Grantee, its heirs and assigns, to their use and behoof forever. And it does deponent with the said Grantee, its heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all incumbrances; except as aforesaid, and

that it has good right to sell and convey the same to the said Grantee, to hold as aforesaid, and that

successors and its heirs and assigns shall, and will, warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons.
Provided Nevertheless, That if the said Grantor or its successors, executors, administrators, or assigns, during the life of this mortgage, in total amount not exceeding $90,000.00, whether evidenced by notes or in any other manner, also pay all taxes assessed upon said premises and maintain insurance on the buildings thereon in kind, company, and amount to the satisfaction of Grantee, and if it fails to pay such taxes or to so insure, then Grantee may do so, and any amounts so by it expended, shall become a charge on these premises andcollectible under this mortgage, with interest, until repaid;

then this deed shall be void, otherwise shall remain in full force. And the said Grantor and Grantee hereby agree that this mortgage shall be forever foreclosed in one year.

In Witness Whereof, the said The Sampson Supermarkets, Inc., for the consideration aforesaid, has hereunto and caused its hand and seal to be set by Shelton S. White, its Vice President, and caused its hand and seal to be set by the undersigned, hereby do acknowledge and convey to the said Grantor for the consideration aforesaid, bare, hereunto set hands and seal this twenty-eighth day of February, one thousand nine hundred and sixty-seven.

State of Maine, AROOSTOOK, ss.

March 14, 1967. Personally appeared the above named Shelton S. White, Vice President of The Sampson Supermarkets, Inc., and acknowledged the above instrument, by him signed and sealed, to be his free act and deed, in his said capacity, and the free act and deed of said corporation.

ARCOOSTOK, ss. Received March 14, 1967 at 10h 50m A.M.
KNOW ALL MEN BY THESE PRESENTS

That, I, Fernand S. Maher of Houlton in the County of Aroostook and State of Maine in consideration of One dollar and other good and valuable consideration paid by The Sampson Supermarkets, Inc., a corporation duly organized and existing under the Laws of the State of Maine with a principal place of business in Auburn, County of Androscoggin and State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey, forever,

unto the said The Sampson Supermarkets, Inc., its successors and assigns

The following described real estate located in said Houlton and situated in the Triangle so-called in said Houlton, bounded and described as follows, to wit: Commencing at the Southeast corner of certain parcel of land conveyed by Bernard S. Maher to James C. Tracy by deed recorded in the Southern Aroostook Registry of Deeds in Vol. 941, Page 398; thence west along said Tracy’s south line twenty-seven and six tenths (27.6) feet to a stake at the southwest corner of said Tracy property; thence continuing in a straight line along the south line of a certain right of way eight and seventy-two hundredths (8.72) feet to a stake at the southeast corner of a certain parcel of land conveyed by Bernard S. Maher to Owen Hannigan by deed recorded in said Registry in Vol. 992, Page 176; thence continuing in a straight line thirty-three (33) feet to a stake at the southwest corner of said Hannigan property; thence at right angles south along the east line of property now or formerly of Sampson Supermarkets, Inc, one hundred thirty-nine (139) feet, more or less, to a stake; thence at right angles east sixty-nine and thirty-two hundredths (69.32) feet to a stake; thence at right angles north one hundred thirty-nine (139) feet, more or less, to the point of beginning.

Meaning and intending hereby to convey a rectangular parcel of land sixty-nine and thirty-two hundredths (69.32) feet by one hundred thirty-nine (139) feet and being part of those premises conveyed to Bernard S. Maher by warranty deed of Helen Bates dated June 2, 1964 and recorded in said Registry in Vol. 913, Page 85 and also part of those premises conveyed to Bernard S. Maher by quitclaim deed of James Pierce, Trustee dated June 3, 1964 and recorded in said Registry in Vol. 913, Page 201,

The Grantor and Grantee agree that Grantor will assume and agree to pay 5/12 of the 1967 real estate taxes and Grantee will assume and agree to pay 7/12 of the 1967 real estate taxes on the above described premises.

TO HAVE AND TO HOLD the aforesaid and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors
and assigns, to their use and behoof forever. And I do covenant with the said
Grantee, its successors and assigns, that I am lawfully seized in fee of the
premises; that they are free of all incumbrances; and that I have good right
to sell and convey the same to the said Grantee, to hold as aforesaid, and that
I and My heirs, shall and will, warrant and defend the same to the said Grantee,
its successors and assigns forever, against the lawful claims and demands of all
persons.

IN WITNESS WHEREOF, we the said Bernard S. Maher and Hilda T. Maher,
wife of the said Bernard S. Maher joining in this deed as Grantor, and relinquishing
and conveying her right by descent and all other rights in the above described
premises, for the consideration aforesaid, have hereunto set our hands and seals,
this 5th day of September in the year of our Lord one thousand nine hundred and
sixty-seven.

Signed, sealed and delivered,
in presence of

[Signature]

[Signature]

STATE OF MAINE
AROOSTOOK, SS.

September 5, 1967

Personally appeared the above named Bernard S. Maher and acknowledged the
foregoing instrument to be his free act and deed.

Before me,

Justice of the Peace

AROOSTOOK, SS. Received September 5, 1967 at 3h 55m P.M.
HOUNDTON WATER COMPANY, a corporation created by Chapter 227 of the Private and Special Laws of Maine of 1880, as amended, located in the Town of Houlton, County of Aroostook and State of Maine,

for consideration paid,

releases to LAWRENCE E. CLARK and MARGARET CLARK, of Houlton, County of Aroostook and State of Maine, the following described real estate, to wit:

The following parcel of land on the south side of Rangor Street in the village of Houlton, in the County of Aroostook and State of Maine, and being more particularly described as follows, to wit:

Commencing at the northwest corner of land formerly leased to Mrs. Dawn Crane and occupied by Mrs. Dawn Crane; thence westerly on south side of Rangor Street to land formerly owned by James Myehall; thence southerly on east line of said tract ninety (90) feet; thence easterly to land leased to said Mrs. Dawn Crane; thence northerly on west line of said Mrs. Dawn Crane land to Rangor Street and place of beginning.

The said lot hereby conveyed is forty-four (44) feet, more or less, on Rangor Street and is the same premises on which the Weaver building is now located.

Being the same premises conveyed to Lawrence E. Clark and Margaret Clark by John E. Weaver by Warranty Deed dated August 24, 1977 and recorded in the Southern Aroostook Registry of Deeds in Vol. 1397, Page 299.

The purpose of this deed is to release any interest the Grantor may have in the foregoing property by virtue of a lien against Lawrence E. Clark and Margaret Clark, said lien having been recorded in the Southern Aroostook Registry of Deeds in Vol. 1544, Page 246, on July 8, 1981.

In Witness Whereof, the said HOUNDTON WATER COMPANY has caused this instrument to be sealed with its corporate seal and signed in its corporate name by James F. McPartland, its President, thereto duly authorized, this 13th day of June, 1988.

Signed, Sealed & Delivered in presence of

[Signature]  
James R. Lynds

By [Signature]  
James F. McPartland,
Its President

June 13, 1988

State of Maine

Aroostook, ss.

Personally appeared the above-named James F. McPartland and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of said Company.

Before me,

[Signature]  
Jane R. Lynds, Notary Public

Aroostook, ss. Received June 23, 1988 at 11h 4m A.M.
KNOW ALL MEN BY THESE PRESENTS, that LAWRENCE E. CLARK and
MARGARET CLARK, both of Houlton, Aroostook County, Maine, for
consideration paid, grant to THE SAMPSON SUPERMARKETS, INC., a
Maine corporation with a mailing address of P.O. Box 1000,
Portland, Maine 04104, with WARRANTY COVENANTS, the land in the
Town of Houlton, County of Aroostook, State of Maine, described
more particularly as follows:

The following parcel of land land on the south side of Bangor
Street in the village of Houlton, in the County of Aroostook
and State of Maine, and being more particularly described as
follows, to wit:

Commencing at the northwest corner of land formerly leased to
Mrs. Dawn Crone and occupied by Mrs. Dawn Crone; thence
westerly on south side of Bangor Street to land formerly owned
by James Myhrral; thence southerly on east line of said tract
ninety (90) feet; thence easterly to land formerly leased to
said Mrs. Dawn Crone; thence northerly on west line of said
Mrs. Dawn Crone land to Bangor Street and place of beginning.

The said lot hereby conveyed is forty-four (44) feet, more or
less, on Bangor Street and on the same premises on which the
Weaver building is or was formerly located.

The above described premises hereby conveyed are the same as
those conveyed to Lawrence E. Clark and Margaret Clark by John
H. Weaver and Francis Virginia Weaver by deed dated August 4,
1977 and recorded in the Southern District of Aroostook
Registry of Deeds in Book 1307, Page 299.

Reference is also made to a certain Existing Conditions Plan
(Land Title Survey) by E.C. Jordan Co. for Hannaford Bros. Co.,
Houlton, Maine to be recorded in said Registry.
WITNESS our hands and seals this 14th day of June, 1988.

WITNESS:

[Signatures]

STATE OF MAINE
COUNTY OF AROOSTOOK ss.

June 14, 1988

Then personally appeared before me the above named Lawrence E. Clark and acknowledged the foregoing instrument to be his free act and deed.

[Signature]

Notary Public/Attorney at Law

RICHARD L. RHODA
(Print Name)

AROOSTOOK, ss. Received June 23, 1988 at 11h 4m A.M.
WARRANTY DEED

EDWARD R. RAU and ROGER J. GRADY, of Houlton, County of
Aroostook and State of Maine, for consideration paid, grant to
SAMPSON'S SUPERMARKETS, INC., a Maine Corporation duly organized
and existing under the laws of the United States of America with
a principal place of business in Auburn, County of Androscoggin,
State of Maine, with Warranty Covenants, the following described
real estate, to wit:

The following described premises in Houlton, County of
Aroostook and State of Maine, to wit: Commencing at a
point on the North side of Military Street, so-called
in said Houlton which is the Southeast corner of these
premises described in a Warranty Deed from Paul Jackins,
Inc. to the Grantors dated May 24, 1974 and recorded
in the Southern Aroostook Registry of Deeds in Houlton
in Volume 1150, Page 718; thence in a Northerly direction
along the East line of said premises so conveyed as aforesaid
which said East line is also the West line of the
land of the Grantee to the Northwest corner of land of
the Grantee; thence West on a line which is the continuation
of Grantee's present Northwestern line twenty (20) feet to
a stake; thence South on a line parallel to the East line
as aforesaid to Military Street and the South line of
these premises of Paul Jackins, Inc. as aforesaid; thence
East twenty (20) feet to the place of beginning.

Being part of those premises conveyed by Paul Jackins, Inc.
as aforesaid.

Ruth A. Rau, wife of said Edward R. Rau and Janet C. Grady,
wife of said Roger J. Grady, join as Grantors and release all
rights by descent and all other rights.

WITNESS our hands this 13th day of December, 1974

[Signatures]

Edward R. Rau

Ruth A. Rau

Roger J. Grady

Janet C. Grady

THOMAS O. NATHER
ATTESTATION
HOUINT, MAINE 04730
STATE OF MAINE  
AROOSTOOK, ss  

December 13, 1974  

Personally appeared the above named, Edward R. Rau and  
Roger J. Grady, and acknowledged the above to be his free act  
and deed.  

Before me,  

Justice of the Peace  

AROOSTOOK, ss, Received December 13, 1974 at 10h 45m A.M.
PAUL JACKINS, INCORPORATED, a Maine Corporation of Houlton, County
of Aroostook and State of Maine for consideration paid, grants to ROGER GRADY
and EDWARD RAU, both of Houlton, County of Aroostook and State of Maine, with
Warranty Covenants, as Tenants in Common, the following described premises, to
wit:

A certain piece or parcel of land between Bangor Street and
Military Street in said Houlton and being a part of the triangle,
so-called, near the junction of Military and Bangor Street;
Commencing on the southerly side of Bangor Street at the
northeast corner of a parcel of land sold by Claranco H. Pierce
to Walter Mansur June 27, 1890 and recorded in the
Aroostook Registry of Deeds in Volume 119, Page 173; thence
easterly along the southerly line of Bangor Street sixty-
six (66) feet to an iron pipe driven into the ground; thence
right angles to Bangor Street one hundred eighty-six and four-
tenths (186.4) feet, more or less, to Military Street; thence
westerly seventy-two and two-tenths (72.2) feet, more or less,
to the southeast corner of said land sold by Clarence H. Pierce
to said Walter Mansur; thence northerly along the easterly bound
of said parcel of land sold by Clarence H. Pierce to said Walter
Mansur one hundred fifty-five and seven-tenths (155.7) feet,
more or less, to point of beginning. Reference is made to the
surveys of Charles E. F. Stetson, P.N., Burlough, and B.B. McIntyre,
recorded in the Book of Plans in said Registry in Vol. 12, Page 72.

Subject to a party wall agreement with James T. Myhrall and
excepting from said premises that portion sold to said Myhrall
by deed dated April 12, 1950 and recorded in Volume 593, Page 490
of said Registry.

Being the same premises conveyed to the Grantor by warranty
deed of Colonel Frank M. Hume Post, No. 2744 Veterans of Foreign
Wares of the United States, Inc., dated June 71, 1954 and recorded
in said Registry in Vol. 675, Page 203.

The Grantor and Grantee agree that 1974 real estate taxes shall
be prorated one-sixth to Grantor and five-sixths to Grantee,
which said amount Grantees assume and agree to pay as part of
the consideration for this conveyance.

This conveyance is subject to any agreements the Grantor may
have with the United Advertising Corporation.

[Signature of Thomas D. Bither, Attorney at Law]
Houlton, Maine 04730
WITNESS its hand this 24th day of May, 1974.

PAUL JACKINS, INCORPORATED

STATE OF MAINE
AROOSTOOK, ss.

Personally appeared the above named Rodney C. Palmer in his said
capacity and acknowledged the above to be his free act and deed and the free act
and deed of said corporation.

Before me,

Justice of the Peace

AROOSTOOK, ss. Received: June 3, 1974 at 9h 45m A.M.
WARRANTY DEED
Joint Tenancy

I, Barbara T. King, of Haverland, in the County of Aroostook and State of Maine, for consideration paid, grant to Wilfred A. Lafay and Bonita Lafay, husband and wife, both of Houlton, in said County and State, with warranty covenants, as joint tenants.

The following described parcel of real estate, together with the buildings thereon, to wit:

FIRST: The following described parcel of real estate situated in Houlton, in the County of Aroostook and State of Maine, and being a part of lot numbered thirty-nine (39) in the South Division of said town, bounded as follows: Commencing at the southeast corner of land owned or occupied by John Rose on August 1, 1881; thence easterly on the north line of Military Street, so-called, to the west line of Kendall Street, so-called; thence northerly on said west line of Kendall Street, to land owned or occupied by Harriet Hanson on said August 1, 1881; thence westerly on the south line of said Hanson land to the northeast corner of said John Rose land; thence southerly on the east line of said Rose land to place of beginning, and being the same premises conveyed to Rose Lawllis by Clarence H. Pierce by deed dated August 1, 1881, and recorded in Vol. 73, page 311 of the Southern District of the Aroostook Registry of Deeds.

SECOND: A parcel of land in lot numbered thirty-nine (39) in the South Division of Houlton described as follows: Commencing at the northwest corner of a parcel of land deeded by Clarence H. Pierce to Rose Lawllis by deed dated August 1, 1881, and recorded in said Registry in Vol. 73, page 311; thence running westerly along the north line of the John Rose lot now or formerly owned by James C. Madigan, fifty-eight and six-tenths (58.6) feet, more or less, to a point distant one hundred sixteen and six-tenths (116.6) feet from the west line of Kendall Street; thence on a course bearing south thirty-one degrees and thirty minutes west (S 31° 30' W) twenty-nine and four-tenths (29.4) feet; thence on a course bearing south seventy-five degrees and thirty minutes east (S 75° 30' E) fifty-eight (58) feet; thence on a course bearing south nineteen degrees and forty-five minutes east (S 19° 45' E) twenty-seven (27) feet, more or less, to the west line of said parcel conveyed by Clarence H. Pierce to Rose Lawllis as aforesaid; thence northerly along the west line of said parcel so conveyed to said Rose Lawllis to the place of beginning.

Also, hereby convey to said Grantees, their heirs and assigns forever, a right of way to travel on foot and with teams and other vehicles over and along a strip of land twelve (12) feet in width, whose westerly line is described as follows: Beginning at the southwest corner of the parcel hereinbefore described and conveyed; thence on a course bearing south thirty-one degrees and thirty minutes west (S 31° 30' W) ninety-seven and nine-tenths (97.9) feet; thence on a course bearing south eleven degrees and thirty minutes west (S 11° 30' W) twenty-one (21) feet to a point on the north line of Military Street distant easterly along said north line seventeen and five-tenths (17.5) feet from the southwest corner of said land now or formerly owned by said Madigan. This right of way is conveyed to the said Grantees as appurtenant to the parcel of real estate herein granted and to the parcel described in the first paragraph of this deed.
Nearing and intending hereby to convey part of the same premises
conveyed to me by Quitclaim Deed of Burt A. Thomas, dated July 25, 1974
and recorded in said Registry in Vol. 1153, page 344.

Thomas D. King, husband of said Grantor, joins as grantee, and releases
all rights by descent and all other rights.

Witness our hands and seals this twenty-sixth day of September in
the year of our Lord one thousand nine hundred and seventy-five (1975).

Barbara T. King

Oct 30, 1975

State of Maine
Aroostook, ss.

Personally appeared the above named Barbara T. King and acknowledged
the foregoing to be her free act and deed.

Before me,

Notary Public

Aroostook, as Received: November 12, 1975 at 3h 27m P. M.
ABSTRACT OF DIVORCE DECREE

[Freda M. Carson, the duly appointed, qualified and acting Clerk of the State of Maine District Court, Southern Aroostook Division, hereby certify that on the third day of October, 1977, a decree of divorce became final between Bonita L. LeFay, Plaintiff, and Wilfred A. LeFay, Defendant, and that the following is a true copy of so much of said decree as relates to the disposition or transfer of real estate in Aroostook County, viz:

IV. REAL ESTATE: Wife shall convey to Husband any interest she may have in any real estate subject to encumbrances which said encumbrances Husband shall assume and hold Wife harmless therefrom.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said District Court this third day of October, 1977.

[Signature]

[Notary Public]

This certificate to be recorded in the Registry of Deeds for the county above named, pursuant to the statute above cited.

AROOSTOOK ss. Received October 4, 1977 at 3h 7m P.M.
WARRANTY DEED

WILFRED A. LEFAY, unmarried, and BONITA LEFAY, unmarried, both of Houlton,
County of Aroostook and State of Maine,

for consideration paid

grant to GERALD E. TAPLEY and JOAN M. TAPLEY, husband and wife, both of
said Houlton, with WARRANTY COVENANTS, as JOINT TENANTS.

The following described parcel of real estate situated in said Houlton, to wit:

Beginning at the northeasterly corner of "Second" parcel of land
described in deed from Barbara T. King to said Wilfred A. LeFay and
Bonita LeFay, dated September 26, 1975, and recorded in Southern
Aroostook Registry of Deeds in Vol. 1211, Page 101; thence southerly
along the westerly line of "Second" parcel of land described in
aforesaid deed from King to LeFay, for a distance of twenty-nine and
four tenths (29.4) feet, more or less, to the southeasterly corner
thereof; thence easterly along the south line of "Second" parcel
of land described in the aforesaid deed from King to LeFay, for a distance
of thirty-two (32) feet to a point; thence northerly on a direct line
to the north line of "Second" parcel of land described in the aforesaid
deed from King to LeFay, at a point twenty (20) feet easterly on said
north line from the northwest corner of said "Second" parcel; thence
westerly along the northerly line of said "Second" parcel described in
the aforesaid deed from King to LeFay for a distance of twenty (20)
feet to the place of beginning.

Being a part of the "Second" parcel of land described in the aforesaid
deed from King to LeFay recorded in said Registry in Vol. 1211,
Page 101.

Also, hereby conveying to said Grantees, their heirs and assigns, forever,
a right of way to travel on foot and with teams and other vehicles
over and along a strip of land twelve (12) feet in width, whose westerly
line is described as follows: Beginning at the southeast corner of the
second parcel of land described in the aforesaid deed from King to
LeFay; thence on a course bearing south thirty-one degrees and thirty
minutes west (S 31° 30' W) ninety-seven and nine-tenths (97.9) feet;
thence on a course bearing south eleven degrees and thirty minutes west
(S 11° 30' W) twenty-one (21) feet to a point on the north line of
Military Street distant easterly along said north line seventeen and
five-tenths (17.5) feet from the southeast corner of said land now or
formerly owned by James C. Hudgins. This right of way is conveyed to the
said Grantees as appurtenant to the parcel of real estate herein granted.

Being the same right of way as set forth in aforesaid deed from King to
LeFay recorded in said Registry in Vol. 1211, Page 101.

Barbara T. King also joins in this deed, but not in the covenants thereof,
for the purpose of releasing said premises from the terms of a certain mortgage
given to her by Wilfred A. LeFay and Bonita LeFay, recorded in said Registry in
Vol. 1211, Page 103.

WITNESSES, our hands and seals this 15th day of May, 1978.

Signed, Sealed & Delivered
in presence of

[Signature]

[Signature]

[Signature]
STATE OF MAINE
AROOSTOOK, ss.

May 15, 1978

Personally appeared the above named Wilfred A. Lefay and acknowledged
the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Justice of the Peace - Aroostook Co.

AROOSTOOK, ss. Received May 15, 1978 at 3h 18m P.M.
WARRANTY DEED

LAWRENCE J. BEAULIEU and ALBERTINE BEAULIEU, husband and wife, both of Houlton, County of Aroostook and State of Maine

for consideration paid

grants to GERALD E. TAPLEY and JOAN M. TAPLEY, husband and wife, of Houlton, County of Aroostook and State of Maine with WARRANTY COVENANTS as JOINT TENANTS.

The following described parcels of real estate situate in Houlton, County of Aroostook and State of Maine, including any buildings thereon, to wit:

Parcel 1: A strip of land forty-eight (48) feet wide off from the westerly side of the Radigan Homestead, as called, on the northerly side of Military Street and formerly known as the Jarvis Kitchen property. Being the same premises conveyed to Lawrence Beaulieu by deed of Elise Beaulieu dated October 15, 1954 and recorded in the Southern Aroostook Registry of Deeds in Vol. 662, page 144.

Parcel 2: The following parcel of real estate situated in said Houlton, bounded and described as follows, to wit: On the south by Military Street, so called; on the west by a line two (2) rods easterly from the east line of property now or formerly of Walter Ross; on the north by land now or formerly of the James Cogan Estate and the Martin Lawie Estate; on the east by land now or formerly owned by the Martin Lawie estate. Being the same premises conveyed to Lawrence J. Beaulieu at ye by deed of The First National Bank of Aroostook dated October 30, 1974 and recorded in said Registry in Vol. 1161, page 489.


Lawrence J. Beaulieu and Albertine Beaulieu, husband and wife, both join as Grantors and both release all rights by descent and all other rights.

WITH THESE, our hands and seals this 14th day of May, 1976.

Witness:

[Signature]

LAWRENCE J. BEAULIEU

ALBERTINE BEAULIEU

State of Maine

AROOSTOOK, ss.

Personally appeared the above named LAWRENCE J. BEAULIEU and acknowledged the foregoing instrument to be his own free act and deed.

Before me,

Justice of the Peace - Noeasty Publite

AROOSTOOK, ss. Received May 14, 1976 at 10h 27m A.M.
RELASE DEED

I, Bonita LeFay, of Houlton, in the County of Aroostook and State of Maine

for consideration paid,

RELEASE TO Wilfred A. LeFay, of Houlton, in said County and State,

the following described parcels of real estate together with the buildings thereon, to wit:

FIRST: The following described parcel of real estate situated in Houlton, in the County of Aroostook and State of Maine, and being a part of Lot numbered thirty-nine (39) in the South Division of said town, bounded as follows: Commencing at the southeast corner of land owned or occupied by John Rose on August 1, 1881; thence easterly on the north line of Military Street, so-called, to the west line of Kendall Street, so-called; thence northerly on said west line of Kendall Street, to land owned or occupied by Harriet Holman on said August 1, 1881; thence westerly on the south line of said Holman land to the northeast corner of said John Rose land; thence southerly and on the east line of said Rose land to place of beginning, and being the same premises conveyed to Rose Launias by Clarence H. Pierce by deed dated August 1, 1881, and recorded in Vol. 73, page 311 of the Southern District of the Aroostook Registry of Deeds.

SECOND: A parcel of land in lot numbered thirty-nine (39) in the South Division of Houlton described as follows: Commencing at the northeast corner of a parcel of land deeded by Clarence H. Pierce to Rose Launias by deed dated August 1, 1881, and recorded in said Registry in Vol. 73, page 311; thence running westerly along the north line of the John Rose land now or formerly owned by James C. Holman, fifty-eight and six-tenths (58.6) feet, nor or less, to a point distant one hundred sixteen and six-tenths (116.6) feet from the west line of Kendall Street; thence on a course bearing south thirty-one degrees and thirty minutes west (S 31° 30' W) twenty-nine and four-tenths (29.4) feet; thence on a course bearing south seventy-five degrees and thirty minutes east (S 75° 30' E) fifty-eight (58) feet; thence on a course bearing south nineteen degrees and forty-five minutes east (S 19° 45' E) twenty-seven (27) feet; nor or less, to the

Also, hereby conveying to said Grantees, his heirs and assigns forever, a right of way to travel on foot and with teams and other vehicles over and along a strip of land twelve (12) feet in width, whose westerly line is along a strip of land twelve (12) feet in width, whose easterly line is along a strip of land twelve (12) feet in width, whose southerly line is along a strip of land twelve (12) feet in width, whose northerly line is along a strip of land twelve (12) feet in width, whose beginning is at the southeast corner of the parcel hereinbefore described and conveyed; thence on a course bearing south thirty-one degrees and thirty minutes west (S 31° 30' W) twenty-one (21) feet to a point on the north line of Military Street distant easterly along said north line seventeen and five-tenths (17.5) feet from the southeast corner of said land now or formerly described in the first paragraph of this deed.
The above described two parcels of land and right of way being the
same conveyed to the Grantor and Grantee herein by Barbara T. King by her
Warranty Deed dated September 26, 1975 and recorded in the Southern Aroostook

THIRD: Also the following described real estate situate in Anity, in
the County of Aroostook bounded and described as follows: Commencing at a
point on the east side of the Houlton-Danforth Road, so-called, at the north-
west corner of premises deeded to Fred Farrer; thence westerly along the north-
line of said premises deeded as aforesaid, nine (9) rods; thence southerly
parallel with said road four (4) rods; thence westerly and parallel with said
northern line nine (9) rods to said road; thence northerly along said road four
(4) rods to place of beginning.

Meaning and intending to release all interest said Grantor may have in
the same premises conveyed to Wilfred LeFay by deed of William J. Hurl,
Elisabeth Gnome, heirs of Alex Hurl, by their deed dated March 15, 1972 and
recorded in Volume 1097, Page 679.

FOURTH: Also hereby releasing any interest the Grantor herein may
have in any real estate owned by the said Grantee herein in Aroostook County,
whenever and however acquired.

WITNESS my hand and seal this 15th day of June, 1977.

STATE OF MAINE
AROOSTOOK, ss  

Personally appeared the above named Bonita LeFay, and acknowledged the
foregoing instrument to be her free act and deed.

Before me,

Notary Public
Justice of the Peace

AROOSTOOK, ss Received: June 28, 1978 at 10h 40m a.m.
WARRANTY DEED

WILFRED A. LEPAY, unmarried, and BONITA LEPAY, unmarried, of Houlton,
County of Aroostook and State of Maine,
for consideration paid

grant to CERIAL E. TAPLEY and JOAN H. TAPLEY, husband and wife, both of
said Houlton, with WARRANTY COVENANTS, as JOINT TENANTS,

A parcel of land in Lot numbered 39 in the South Division of said
Houlton, described as follows: Commencing at the northeast corner of
a parcel of land deeded by Clarence H. Pierce to Rose LaVita by deed
dated August 1, 1881, and recorded in said Registry in Vol. 73, Page 311;
thereby running westerly along the north line of the John Rose lot nor
or formerly owned by James C. Hadigan, fifty-eight and six tenths (58.6)
feet, more or less, to a point distance one hundred sixteen and six
tenths (116.6) feet from the west line of Kendall Street; thence on a
course bearing south thirty-one degrees and thirty minutes west (S 31°
30' W) twenty-nine and four-tenths (29.4) feet; thence on a course
bearing south seventy-five degrees and thirty minutes east (S 75° 30' E)
fifty-eight (58) feet; thence on a course bearing south nineteen degrees
degree and forty-five minutes east (S 19° 45' E) twenty-seven (27) feet, more or
less, to the west line of said parcel conveyed by Clarence H. Pierce to
Rose LaVita as aforesaid; thence northerly along the west line of said
parcel so conveyed to said Rose LaVita to the place of beginning.

Being Second parcel conveyed to Wilfred A. LePay and Bonita LePay
by Barbara T. King by deed dated October 30, 1975, and recorded in

Excepting and reserving the land described in Deed from Wilfred A.
LePay and Bonita LePay dated May 11, 1970, and recorded in said
Registry in Vol. 1351, Page 81.

Barbara T. King also joins in this deed, but not in the covenants thereof,
for the purpose of releasing said premises from the terms of a certain
mortgage given to her by Wilfred A. LePay and Bonita LePay, recorded in
said Registry in Vol. 1211, Page 103.

W I T N E S S S, our hands and seals this 31st day of August, 1978.

Signed, Sealed & Delivered
in presence of

[Signature]

[Signature]

[Signature]

STATE OF MAINE

AROOSTOOK, ss.

August 31, 1978

Personally appeared the above named Wilfred A. LePay and Bonita LePay
and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]

Notary Public

AROOSTOOK, ss. Received August 31, 1978 at 3h 14m P.M.
WARRANTY DEED

GERALD E. TAPLEY and JOAN M. TAPLEY, Husband and Wife, both of Houlton, County of Aroostook and State of Maine,

for consideration paid

grant to THE SAMPSON SUPERMARKETS, INC., a Maine corporation having its principal place of business in Auburn, County of Androscoggin and State of Maine, with WARRANTY COVENANTS,

A certain parcel of real estate being part of Lot numbered thirty-nine (39) in the South Division of the Town of Houlton, County of Aroostook and State of Maine, bounded and described as follows, to wit:

Beginning at a steel pipe at the intersection of the westerly right-of-way line of Kendall Street, so-called, and the northerly right-of-way line of Military Street, so-called, said steel pipe also being the southeast corner of that parcel of real estate conveyed to the Town of Houlton by Wilfred A. LeFay by deed dated November 28, 1978, and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 1934, Page 222; thence proceeding westerly along the northerly right-of-way line of Military Street for a distance of fifty-eight and no-tenths (58.0) feet, more or less, to the point and place of beginning, said point being the southwest corner of that parcel of real estate conveyed by warranty deed dated May 13, 1980, from Joseph H. O'Donnell to Myrtle Y. Webb and recorded in said Registry in Vol. 1476, Page 157; thence to the right at an angle of 89° 51' to the previous course, proceeding along the west line of said parcel of real estate recorded in said Registry in Vol. 1476, Page 157, one hundred thirty-three and one-tenth (133.1) feet to a steel pin at the southwest corner of that parcel of real estate conveyed to George C. O'Donnell by Abbie McDonald by deed dated July 17, 1939, and recorded in said Registry in Vol. 480, Page 11; thence to the left at an angle of 92° 43' to the previous course twenty-nine and nine-tenths (29.9) feet along the south line of that parcel of real estate conveyed to George C. O'Donnell by Cecilia Sarah Ayoob by deed dated October 6, 1939, and recorded in said Registry in Vol. 470, Page 420, to the southwest corner of said parcel of real estate recorded in Vol. 470, Page 420, said southwest corner being also the southeast corner of that parcel of real estate conveyed by warranty deed dated September 5, 1967, from Bernard S. Maher to The Sampson Supermarkets, Inc., and recorded in said Registry in Vol. 1011, Page 167; thence in a westerly direction sixty-nine and thirty-two hundredths (69.32) feet along the south line of said parcel of real estate recorded in Vol. 1011, Page 167, to the southwest corner of said parcel of real estate recorded in Vol. 1011, Page 167, said point also being the first southeast corner described in warranty deed dated September 23, 1966, from Military Street, Houlton, Inc., to The Sampson Supermarkets, Inc., and recorded in said Registry in Vol. 987, Page 137; thence continuing in a westerly direction along the first south line of deed recorded in Vol. 987, Page 137, thirty-three (33) feet to a point; thence southerly at an angle of 271° one hundred thirty-two (132) feet to the north line of Military Street, said point being the second southeast corner of that parcel of real estate conveyed by warranty deed recorded in said Registry in Vol. 987, Page 137; thence in an easterly direction along the northerly right-of-way line of said Military Street one hundred thirty-two (132) feet to the point and place of beginning.

Meaning and intending hereby to convey the same premises conveyed to the Grantors herein by the following deeds recorded in said Registry:

(1) Warranty Deed dated May 14, 1976, from Lawrence J. Beaulieu et ux recorded in Vol. 1232, Page 322;
(2) Warranty Deed dated May 15, 1978, from Wilfred A. LeFay et al recorded in Vol. 1351, Page 81;


IN WITNESS WHEREOF, GERALD E. TAPLEY and JOAN M. TAPLEY, hereby relinquish and convey all rights by descent and all other rights, and have hereunto set their hands and seals this 29th day of May , 1981.

Signed, Sealed and Delivered in the presence of

[Signatures]

GERALD E. TAPLEY

JOAN M. TAPLEY

STATE OF MAINE
AROOSTOOK, ss.

May 29 , 1981

Personally appeared the above named GERALD E. TAPLEY and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]

Notary Public
Justice of the Peace

AROOSTOOK, ss. Received May 29, 1981 at 10h 57m A.M.
Joseph H. O'Donnell, unmarried, of Avon, State of Massachusetts, for consideration paid, grants to Hyttile Y. Webb, unmarried, of East Holden, County of Penobscot, and State of Maine, with WARRANTY COVENANTS the real estate in Houlton, Aroostook County and State of Maine, described as follows, to wit:

A certain parcel of land being part of Lot 39 in the South Division of the Town of Houlton, County of Aroostook and State of Maine; and being more particularly described as follows:

Beginning at a steel pipe at the intersection of the westerly right-of-way line of Kendall Street, so called, and the northerly right-of-way line of Military Street, so-called, said steel pipe also being the southeast corner of that parcel of land conveyed to the Town of Houlton by Wilfred A. LeFay by deed dated November 28, 1978 and recorded in Southern Aroostook Registry of Deeds, Volume 1394, Page 222; thence proceeding northerly along the westerly right-of-way line of said Kendall Street for a distance of two hundred twenty-four and four tenths (224.4) feet to a steel pin at the northeast corner of that parcel of land conveyed to George C. O'Donnell by Hanley D. VanTassell by deed dated October 29, 1948 and recorded in Southern Aroostook Registry of Deeds, Volume 600, Page 460; thence to the left at an angle of 92° 43' to the previous course, proceeding along the north line of said parcel recorded in Volume 600, Page 460, for a distance of eighty-seven and nine tenths (87.9) feet to a steel pin at the northwest corner of said parcel recorded in Volume 600, Page 460; thence to the left at an angle of 87° 17' to the previous course, proceeding along the west line of said parcel recorded in Volume 600, Page 460, for a distance of thirty-one and four tenths (31.4) feet to the southwest corner of said parcel recorded in Volume 600, Page 460; thence continuing on the same course for a distance of sixty-one and zero tenths (61.0) feet along the west line of that parcel of land conveyed to George C. O'Donnell by Cecelia Sarah Ayoob by deed dated October 4, 1939, and recorded in Southern Aroostook Registry of Deeds, Volume 479, Page 420; thence to the southwest corner of said parcel recorded in Volume 470, Page 420; thence to the left at an angle of 92° 43' to the previous course proceeding along the south line of said parcel recorded in Volume 470, Page 420 for a distance of twenty-nine and nine tenths (29.9) feet to a steel pin at the southwest corner of that parcel of land conveyed to George C. O'Donnell by Abbie McDonald by deed dated July 17, 1939, and recorded in Southern Aroostook Registry of Deeds in Volume 480, Page 11; thence to the right at an angle of 92° 43' to the previous course,
proceeding along the west line of the aforesaid parcel recorded in Volume 1394, Page 222, for a distance of one hundred thirty-three and one tenth (133.1) feet to a steel pin at the southwest corner of said parcel recorded in Volume 1394, Page 222; thence to the left at an angle of 93° 51' to the previous course, proceeding along the aforesaid northerly right-of-way line of Military Street for a distance of fifty-eight and zero tenths (58.0) feet, more or less, to the point of beginning.

Being all of the land described in a Quitclaim Deed from George C. O'Donnell to O'DONNELL'S EXPRESS, dated March 1, 1957 and recorded in Volume 746, Page 111, in the Southern Aroostook Registry of Deeds and in a Quitclaim Deed from the Town of Houlton to Joseph H. O'Donnell recorded simultaneously herewith.

WITNESS our hands this 13th day of May, 1980.

STATE OF MASSACHUSETTS, MAY 13, 1980

NORFOLK, ss. 

Joseph H. O'Donnell

Personally appeared the above named, Joseph H. O'Donnell and acknowledged the above instrument to be his free act and deed,

Before me,

Justice of the Peace
Notary Public
Attorney at Law

AROOSTOOK, ss. Received May 22, 1980 at 10h 31m A.M.
JAMES M. PIERCE, sole surviving Trustee of the Trust created by the Will of Clarence H. Pierce, late of Houlton, County of Aroostook and State of Maine, in his capacity as Trustee aforesaid, for consideration paid to him by

THE SAMPSON SUPERMARKETS, INC., a Maine corporation having its principal place of business in Auburn, County of Androscoggin and State of Maine, the receipt whereof is hereby acknowledged, does hereby sell and convey unto the said The Sampson Supermarkets, Inc., its successors and assigns forever, certain real estate situated in said Houlton and described as follows:

A certain piece or parcel of real estate situated in Houlton, County of Aroostook and State of Maine, being a part of Lot numbered Thirty-Nine in the South Division of Houlton, and bounded and described as follows, to wit:

Commencing on the South side of Bangor Street, so-called, at the Northwest corner of that parcel of real estate conveyed by deed dated August 4, 1866, from Eliza Pierce to Patrick O'Donnell and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 35, Page 543; thence in a Westerly direction along the South side of said Bangor Street Sixty (60) feet to a point marked by an iron pipe, said point also being the Northeast corner of those premises conveyed by deed dated August 4, 1977, from John H. Weaver et ux to Lawrence E. Clark et ux and recorded in said Registry in Vol. 1307, Page 299; thence at right angles in a Southerly direction One Hundred (100) feet along the East line and an extension thereof of said premises conveyed by said deed recorded in said Registry in Vol. 1301, Page 299, to a point marked by an iron pipe, said point being on the north line of premises of the Grantee herein; thence in an Easterly direction and along premises now owned by the Grantee herein and parallel to the South line of said Bangor Street Sixty (60) feet to a point marked by an iron pipe on the West line of said premises conveyed by said deed recorded in said Registry in Vol. 35, Page 543; thence in a Northerly direction One Hundred (100) feet along the West line of said premises conveyed by said deed recorded in said Registry in Vol. 35, Page 543, to the point and place of beginning.

Meaning and intending hereby to convey that parcel of real estate Sixty (60) feet in width on the South side of Bangor Street and One Hundred (100) feet in depth Southerly from said Bangor Street West of that part of said "35-543 O'Donnell" as shown on Plan of the "Triangle" from surveys made for Clarence H. Pierce by Chas. E. P. Stetson, C.E., with additions by P. N. Burleigh, C.E., 1912, with additions by B. B. McIntyre, P.E., 1946, as recorded in said Registry in Book of Plans 12, Page 72.

TO HAVE AND TO HOLD the above granted premises unto the said The Sampson Supermarkets, Inc., its successors and assigns, to its own use and behoof. And James M. Pierce, in his said capacity, does hereby covenant to and with The Sampson Supermarkets, Inc., that he is the lawful surviving Trustee of the Trust created by the Will of said Clarence H. Pierce, that he has power under said Will to sell as aforesaid and that in making this conveyance, he has in all respects acted in pursuance of the authority granted in and by said Will.

IN WITNESS WHEREOF, the said JAMES M. PIERCE has hereunto set his hand and seal in his capacity as sole surviving Trustee of the Trust created by the Will of Clarence H. Pierce, this 27th day of January, 1983.

[Handwritten note: Maine Real Estate Transfer Tax Paid]
Signed, Sealed and Delivered in the presence of

JAMES M. FIERCE, Sole Surviving Trustee of the Trust created under the Will of Clarence H. Pierce

STATE OF MAINE
AROOSTOOK, ss.

January 27, 1983

Personally appeared the above-named JAMES M. FIERCE and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Notary Public
Justice of the Peace

AROOSTOOK, ss. Received January 27, 1983 at 11h 31m A.M.
KNOW ALL MEN BY THESE PRESENTS, that FRANCIS M. PIERCE, of
Houlton, Aroostook County, Maine, in his capacity as SUCCESSOR
TRUSTEE of the CLARENCE H. PIERCE TRUST, having been appointed as
such by order of the Probate Court of Aroostook County dated June
1, 1984 and filed in the Probate Records of the County of
Aroostook, Probate Docket No. 18-223 (will of Clarence H. Pierce,
late of Houlton, Maine), by the power conferred thereby and every
other power, for consideration paid, quitclaim to THE SAMPSON
SUPERMARKETS, INC., a Maine corporation with a mailing address of
P.O. Box 1000, Portland, Maine 04104, the land in the Town of
Houlton, County of Aroostook, State of Maine, and more particularly
described as follows:

A certain lot or parcel of land southerly of Bangor Street in
the Town of Houlton, County of Aroostook, State of Maine, more
particularly described as follows:

Beginning at the easterly corner of a certain parcel now or
formerly of Lawrence E. Clark and Margaret Clark by deed dated
August 4, 1977 and recorded in the Southern District of
Aroostook County Registry of Deeds in Book 1307, Page 299,
which corner is located S 38° 30' 30" E a distance of 90 feet
from a 5/8 inch iron rod in the southeasterly line of Bangor
Street at the intersection of the northerly corner of said
Clark parcel and the westerly corner of a certain parcel now or
formerly of The Sampson's Supermarkets, Inc. by deed dated
January 27, 1983 and recorded in said Registry in Book 1634,
Page 301; thence S 38° 30' 30" E along said Sampson's
Supermarket parcel a distance of 10 feet to a 5/8 inch iron rod
in the northerly sideline of a certain other parcel of The
Sampson's Supermarkets, Inc. by deed dated September 23, 1966
and recorded in said Registry in Book 987, Page 137; thence S
51° 29' 30" W along said other Sampson's Supermarket parcel a
distance of 44 feet to a point; thence N 38° 30' 30" W along a
parcel now or formerly of Andrew A. Marino by deed dated March
12, 1985 and recorded in said Registry in Book 1796, Page 338,
a distance of 10 feet to a point at the southerly corner of
said Clark parcel; thence N 51° 29' 30" E along said Clark parcel a distance of 44 feet to the point of beginning.

Said parcel contains 440 square feet and is shown on an Existing Conditions Plan (Land Title Survey) by E.C. Jordan Co. for Hannaford Bros. Co. to be recorded in said Registry. Reference is also made to a Plan of the "Triangle" for Clarence H. Pierce by Charles E.P. Stetson, C.E., with additions by P. N. Burleigh, C.E., 1912, with additions by B. B. McIntyre, C.E., 1946 and recorded in said Registry in Plan Book 12, Page 72.

WITNESS my hand and seal this 24th day of June, 1988.

Signed, Sealed and Delivered in presence of

[Signature]

Francis H. Pierce - Trustee of the Clarence H. Pierce Trust

STATE OF MAINE
AROOSTOOK, SS. June 21, 1988

Then personally appeared the above named Francis H. Pierce, in his capacity as Successor Trustee of the Clarence H. Pierce Trust and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

[Signature]

Notary Public

(Print Name)

My Commission Expires 3/91

AROOSTOOK`ss. Received June 23, 1988 at 11h 4m A.M.
I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

In Testimony Whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, December 19, 1995.

[Signature]
BILL DIAMOND
SECRETARY OF STATE
Pursuant to 13-A MRSA §904, the undersigned corporations adopt the following Articles of Merger:

FIRST: Hannaford Bros. Co., herein referred to as the parent corporation, is a corporation organized under the laws of the State of Maine and owning at least 90% of the outstanding shares of each class of See Exhibit B

a corporation organized under the laws of the State of Maine and herein referred to as the subsidiary corporation.

SECOND: The plan of merger set forth in Exhibit A attached hereto was approved by the Board of Directors of the undersigned parent corporation as the surviving corporation in the manner prescribed by the Maine Business Corporation Act.

THIRD: The number of outstanding shares of each class of the participating subsidiary corporation and the number of shares of each class owned by the parent, surviving corporation are as follows:

<table>
<thead>
<tr>
<th>Name of Subsidiary Corporation</th>
<th>Number of Outstanding Shares</th>
<th>Designation of Class</th>
<th>Number and Per Cent of Shares Owned by Surviving Parent</th>
</tr>
</thead>
</table>

See Exhibit B

FOURTH: The date of the mailing to each shareholder of the subsidiary corporation of a copy of the plan of merger is N/A (Parent is sole share- 19 holder)

FIFTH: Effective date of the merger (if other than date of filing of the Articles) is December 30, 1995

(Not to exceed 60 days from date of filing of the Articles)

SIXTH: The address of the registered office in Maine of the surviving corporation is One Portland Square, P.O. Box 586, Portland, Maine 04112 (street, city, state and zip code)

The address of the registered office in Maine of the subsidiary corporation is One Portland Square, P.O. Box 586, Portland, Maine 04112 (street, city, state and zip code)
Dated: December 6, 1945

Hennaford Bros. Co. BK 2860FG 288
(Signing or Officers)

By Hugh G. Farrington, President
(Type or print name and capacity)

By Charles H. Crockett, Assistant Secretary
(Type or print name and capacity)

This document MUST be signed by (1) the Chair OR (2) the President or a vice-president AND the Secretary, an assistant secretary or other officer the by-laws designate as second certifying officer OR (3) if no such officers, a majority of the directors or such directors designated by a majority of directors then in office OR (4) if no directors, the holders, or each of them designated by the holders, of record of a majority of all outstanding shares entitled to vote thereon OR (5) the holders of all outstanding shares.

FORM NO. MHC6-108 Rev. 28

SUBMIT COMPLETED FORMS TO: Secretary of State, Station 101, Augusta, ME 04333
AGREEMENT
AND
PLAN OF MERGER

THIS AGREEMENT AND PLAN OF MERGER, dated as of the 1st day of December, 1995, by and among,

HANNAFORD BROS., Co., a Maine corporation (hereinafter referred to as "Hannaford" and as the "Surviving Corporation"), and

COTTLE'S SHOP 'N SAVE, INC., a Maine corporation; THE SAMPSON SUPERMARKETS, INC., a Maine corporation; SHOPPING CENTER PROPERTIES, INC., a Maine corporation; ANALYTICAL SERVICES, INC., a Maine corporation; SHOP 'N SAVE REALTY, INC., a Maine corporation; H-B SUPER, INC., a Maine corporation; HANNAFORD PROPERTIES, INC., a Maine corporation; and WAREHOUSE PROPERTIES, INC., a Maine corporation (hereinafter collectively referred to as the "Merging Corporations").

WITNESSETH:

WHEREAS, all of the Merging Corporations are wholly-owned subsidiaries of the Surviving Corporation; and

WHEREAS, pursuant to 12-A M.R.S.A. §904 and other applicable laws and regulations, the Directors of the Surviving Corporation and the Directors of the Merging Corporations have each approved and adopted the Plan embodied herein, and have deemed it advisable for the benefit of the Merging Corporations that they merge with and into the Surviving Corporation on the terms hereinafter set forth.

NOW, THEREFORE, on the Effective Date (as hereinafter defined) and in accordance with the provisions of Chapter 9 of the Maine Business Corporation Act, the Merging Corporations shall be merged into Hannaford, which shall continue its corporate existence and be the surviving corporation resulting from the merger, all to be effected in the manner and upon the terms and conditions hereinafter set forth:

ARTICLE I

1.1 Merger. Subject to the terms hereinafter set forth, the Merging Corporations shall be merged into Surviving
Corporation which shall continue in existence as the surviving corporation and thereupon the separate existence of the Merging Corporations shall cease.

1.2 Manner of Converting Shares. Each share of common stock of the Merging Corporations that is issued and outstanding on the Effective Date shall, by virtue of the merger and without any action on the part of the holder thereof, be canceled. Each share of common stock of Surviving Corporation that is issued and outstanding on the Effective Date shall, by virtue of the merger, remain unchanged.

1.3 Effective Time and Date. The merger provided for in this Agreement shall become effective at 11:59 P.M. (the "Effective Time") on December 30, 1995 (the "Effective Date"). Consummation of the merger shall be effected on or before such date by the filing of Articles of Merger in substantially the form annexed hereto with the office of the Secretary of State of the State of Maine.

1.4 Effect of Merger. The merger provided for in this Agreement shall have the full effect provided under Section 905 of the Maine Business Corporation Act. All rights, privileges, immunities and franchises; all property, real, personal or mixed; all debts due on any account; and all other interests and assets of every kind and description of the Merging Corporations as they exist at the Effective Time on the Effective Date of the merger, shall pass to and vest in the Surviving Corporation without any conveyance, transfer or other further action. The Surviving Corporation shall be responsible for all the liabilities and obligations of the Merging Corporations as of the Effective Time on the Effective Date. Any action or proceeding, whether civil, criminal or administrative, pending by or against the Merging Corporations shall continue as if the merger had not taken place, and the Surviving Corporation may be substituted in such action or proceeding. The Surviving Corporation's identity, existence, purposes, rights, immunities, properties, liabilities and obligations shall be unaffected and unimpaired by the merger, except as expressly provided herein.

1.5 Notice of Merger. At any time, or from time to time, after the Effective Date, the last acting officers of each of the Merging Corporations may, in the name of the respective corporation, execute, deliver, file and record all such deeds, assignments, notices and other instruments and take or cause to be taken all such further action as the Surviving Corporation may deem necessary or desirable in order to confirm and provide public notice of the Surviving Corporation's title to and possession of all of the Merging Corporations' rights, interests and assets pursuant to this Agreement and Plan of Merger, and otherwise to carry out the purposes of this Agreement and Plan of Merger.
ARTICLE II

2.1 Articles of Incorporation. The Articles of Incorporation of Hannaford on the Effective Date shall continue to be the Articles of Incorporation of the Surviving Corporation from and after the Effective Date, subject to the right of the Surviving Corporation to amend its Articles of Incorporation in accordance with the laws of the State of Maine.

2.2 Bylaws. The Bylaws of Hannaford on the Effective Date shall continue to be the Bylaws of the Surviving Corporation from and after the Effective Date, subject to the right of its stockholders and/or directors to amend its Bylaws as provided therein.

2.3 Board of Directors and Officers. Until the election and qualification of their successors, the members of the Board of Directors and the officers of Hannaford on the Effective Date shall continue to be the members of the Board of Directors and officers, respectively, of the Surviving Corporation from and after the Effective Date.

ARTICLE III

3.1 Amendment. This Agreement and Plan of Merger, or any of the terms or conditions thereof, may not be amended, modified or waived except in writing signed by each of the parties hereto.

3.2 Termination. This Agreement and Plan of Merger may be terminated or abandoned by vote of the Board of Directors of the Surviving Corporation at any time prior to the Effective Date.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their respective officers thereunto duly authorized as of the day and year first above written.

SURVIVING CORPORATION:

MANNAFORD BROS. CO.

By:
Garrett D. Bowne, IV
Its Vice President and Treasurer

MERGING CORPORATIONS:

COTTLE'S SHOP 'N SAV, INC.

By:
Charles A. Crockett
Its Secretary
THE SAMPOON SUPERMARKETS, INC.
By: Charles H. Crockett
   Its Secretary

SHOPPING CENTER PROPERTIES, INC.
By: Charles H. Crockett
   Its Secretary

ANALYTICAL SERVICES, INC.
By: Charles H. Crockett
   Its Secretary

SHOP 'N SAVE REALTY, INC.
By: Charles H. Crockett
   Its Secretary

MD-SUPER, INC.
By: Charles H. Crockett
   Its Secretary

HANNAFORD PROPERTIES, INC.
By: Charles H. Crockett
   Its Secretary

WAREHOUSE PROPERTIES, INC.
By: Charles H. Crockett
   Its Secretary
<table>
<thead>
<tr>
<th>Name of Subsidiary Corporation</th>
<th>Number of Outstanding Shares</th>
<th>Designation of Class</th>
<th>Number and Percent of Shares Owned by Surviving Parent, Hannaford Bros. Co.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cottle's Shop 'n Save, Inc.</td>
<td>440,000</td>
<td>Common</td>
<td>440,000 - 100%</td>
</tr>
<tr>
<td>The Sampson Supermarkets, Inc.</td>
<td>49,900</td>
<td>Common</td>
<td>49,000 - 100%</td>
</tr>
<tr>
<td>Shopping Center Properties, Inc.</td>
<td>1</td>
<td>Common</td>
<td>1 - 100%</td>
</tr>
<tr>
<td>Analytical Services, Inc.</td>
<td>5</td>
<td>Common</td>
<td>5 - 100%</td>
</tr>
<tr>
<td>MB-Super, Inc.</td>
<td>1</td>
<td>Common</td>
<td>1 - 100%</td>
</tr>
<tr>
<td>Shop 'n Save Realty, Inc.</td>
<td>250</td>
<td>Common</td>
<td>250 - 100%</td>
</tr>
<tr>
<td>Hannaford Properties, Inc.</td>
<td>100</td>
<td>Common</td>
<td>100 - 100%</td>
</tr>
<tr>
<td>Warehouse Properties, Inc.</td>
<td>100</td>
<td>Common</td>
<td>100 - 100%</td>
</tr>
</tbody>
</table>
QUITCLAIM DEED
Without Covenant

HANNAFORD BROS. CO., a corporation organized and existing under the laws of the State of Maine, successor by merger to The Sampson Supermarkets, Inc., and having a principal place of business at 145 Pleasant Hill Road, Scarborough, Maine (hereinafter the "Grantor"), for consideration paid and as a charitable donation, does hereby remise, release and forever quitclaim unto the UNIVERSITY OF MAINE SYSTEM, a body politic and corporate of the State of Maine, with a place of business and mailing address of 107 Maine Avenue, Bangor, Maine 04401 (hereinafter the "Grantee"), its successors and assigns forever, all of the Grantor's right, title and interest in and to the following real property:

Certain lots or parcels of land, with the buildings and improvements thereon, lying between the northerly side of Military Street and the southerly side of Bangor Street in the Town of Houlton, County of Aroostook and State of Maine, being more particularly described in the following deeds:

1. Deed from Military Street, Houlton, Inc. to The Sampson Supermarkets, Inc., dated September 23, 1966, and recorded in the Aroostook County (Southern District) Registry of Deeds in Book 987, Page 137.


5. Trustee's Deed from James M. Pierce, as Trustee of the Trust created by the Will of Clarence H. Pierce, to The Sampson Supermarkets, Inc., dated January 27, 1983, and recorded in said Registry of Deeds in Book 1634, Page 301.

6. Deed from Lawrence E. Clark and Margaret Clark to The Sampson Supermarkets, Inc., dated June 14, 1988, and recorded in said Registry of Deeds in Book 2096, Page 199.

7. Trustee's Deed from Francis M. Pierce, as Trustee of the Clarence H. Pierce Trust, to The Sampson Supermarkets, Inc., dated June 21, 1988, and recorded in said Registry of Deeds in Book 2096, Page 201.
By acceptance of this deed the Grantee covenants and agrees that for a period of ninety-nine (99) years following the date of this deed no portion of the premises herein conveyed shall be used, leased, occupied or permitted to be occupied as: (1) a supermarket, grocery store, food store, convenience store, bakery, deli, or store (or store department) that is engaged in the sale of food products intended for off-premises human consumption, including without limitation, perishable or nonperishable (whether fresh, frozen, processed or prepared) groceries, seafood, meat, poultry, fruit, vegetables, produce, dairy products, bakery products or any combination thereof, or (2) a drugstore, pharmacy (meaning any store, or department or counter within a store, which sells prescription medicines or drugs or any items requiring the presence of a registered pharmacist), or store primarily engaged in the sale of health and beauty aids. Notwithstanding the foregoing, (a) incidental quantities of food products and health and beauty aids (excepting prescription drugs) may be sold in connection with the operation of another primary business on the Premises, and (b) take-out food may be served by restaurants, provided that "take-out food" shall not include pre-prepared meals (or portions of meals) which are intended to be taken home and heated (in whole or in part) prior to consumption. The foregoing restrictive covenants shall run with the land and be binding upon the Grantee, its successors, assigns, and shall be enforceable at law and in equity by said Hannaford Bros. Co., its successors and assigns.

IN WITNESS WHEREOF, the said Hannaford Bros. Co. has caused this instrument to be executed in its corporate name this 18th day of February, 2000.

WITNESS:

HANNAFORD BROS. CO.

By: [Signature]

Print Name: Arthur A. Aleshire
It's: Vice President

By: [Signature]

Print Name: Ronald C. Hodge
It's: Exec. Vice President & C.O.O.

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

February 16, 2000

Then personally appeared the above-named Arthur A. Aleshire, Vice President of Hannaford Bros. Co., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Hannaford Bros. Co.

Before me,

YVONNE M. DRAUSCHKE
Notary Public, Attorney-at-Law
My Commission Expires February 12, 2002
STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Then personally appeared the above-named Ronald C. Hodge, Exec. Vice President & C.O.O. of Hannaford Bros. Co., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Hannaford Bros. Co.

Before me,

YVONNE M. DRAUSCHE
Notary Public, Maine
My Commission Expires February 12, 2002

RECORD AND RETURN TO
PHILLIPS, OLORE, DUNLAVEY & YORK
Box 1087 - Presque Isle, ME 04769

RECEIVED AROOSTOOK, SS

ATTEST: Mary C. Bennett
REGISTER OF DEEDS
I hereby certify that I have continued in accordance with the Standards adopted by the Maine State Bar Association, all instruments of record in the Southern District of the Aroostook Registry of Deeds, and where applicable, the records of the Aroostook County Probate Court, affecting title to the premises described in Quitclaim Deed dated February 18, 2000 from Hannaford Bros. Co. to University of Maine System and recorded in said Registry in Vol. 3368, Page 177, from October 7, 1966 at 10:30 A.M. as to PARCEL I; September 5, 1967 at 3:55 P.M. as to PARCEL II; May 25, 1988 at 8:00 A.M. as to PARCEL III; December 13, 1974 at 10:45 A.M. as to PARCEL IV; November 12, 1975 at 3:27 P.M. as to PARCEL V; May 14, 1976 at 10:27 A.M. as to PARCEL VI; June 28, 1978 at 10:40 A.M. as to PARCEL VII; January 27, 1983 at 11:31 A.M. as to PARCEL VIII; and from June 23, 1988 at 11:04 A.M. as to PARCEL IX, through July 17, 2017 at 12:30 P.M.

I further certify that on the basis of the above continuation, the within continuation, consisting of forty-seven pages contains all instruments of record, as reflected by the indices, affecting title to said premises within said period.

NOTE:  
(1) Bankruptcy records not examined;
(2) Parties in interest not traced prior to acquisition of interests;
(3) District and Superior Court records not examined.

JESSICA R. CURRIER, ATTORNEY